

PB# 02-07

Richard Gerbes

15-8-16 & 18

Approved 4/16/02

Map Number 80-02 City 1
Section 15 Block 5 Lot 16, 18 Town 1 Village 1 New Windsor
Title: Gerbes, Richard, Wendy, Dolores
(*) lot line chg.
Dated: 3-6-02 Filed: 4-17-02
Approved by James Pedro Jr.
on 4-16-02
Record Owner Richard & Wendy Gerbes
Dolores Gerbes DONNA L. BENSON
Orange County Clerk
(1 Sheet)

REGULAR ITEMS:GERBES, RICHARD LOT LINE CHANGE (02-07)

Mr. Richard Gerbes appeared before the board for this proposal.

MR. PETRO: Proposed ten foot lot line change.

MR. GERBES: I live at 59 Melrose Avenue and what I want to propose to do is to reduce my lot by ten feet, a hundred by ten feet and shift it over to 610 Melrose Avenue which would be tax lot 16, I'm at tax lot 18.

MR. PETRO: Just want to read into the minutes application proposes lot line change between the referenced lots which will result in a more uniform sizing between the lots. The board can consider this application for approval without the need for ZBA action. We're not creating anything that's too close to the property line, are we?

MR. BABCOCK: That's correct, Mr. Chairman, I went to the workshop on this one, in Melrose Avenue which is in R-4, on the non-conforming lot of record the requirement is 5,000 square feet with water and sewer, he's not going under that, he's just giving ten foot of property from one lot to the other.

MR. PETRO: Motion for lead agency.

MR. KARNAVEZOS: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Gerbes lot line change. Is there any further discussion? If not, roll call.

ROLL CALL

| | |
|----------------|-----|
| MR. ARGENIO | AYE |
| MR. BRESNAN | AYE |
| MR. KARNAVEZOS | AYE |
| MR. LANDER | AYE |
| MR. PETRO | AYE |

MR. PETRO I would suggest that we do not need a public

hearing for this, it's limited in nature of what we're looking at here, just don't see where it's necessary. I'll entertain a motion to waive.

MR. BRESNAN: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Most has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the Gerbes lot line change on Melrose Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

| | |
|----------------|-----|
| MR. ARGENIO | AYE |
| MR. BRESNAN | AYE |
| MR. KARNAVEZOS | AYE |
| MR. LANDER | AYE |
| MR. PETRO | AYE |

MR. PETRO: Motion for negative dec. I can't believe we're hurting the environment with moving the line by ten feet.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Gerbes lot line change. Is there any further discussion? If not, roll call.

ROLL CALL

| | |
|----------------|-----|
| MR. ARGENIO | AYE |
| MR. BRESNAN | AYE |
| MR. KARNAVEZOS | AYE |
| MR. LANDER | AYE |
| MR. PETRO | AYE |

MR. PETRO: Motion for approval, we have highway approval today and we have fire approval today so we have both on record. Do you have anything else you want to add?

MR. BABCOCK: No, it's fine.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Gerbes lot line change on Melrose Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

| | |
|----------------|-----|
| MR. ARGENIO | AYE |
| MR. BRESNAN | AYE |
| MR. KARNAVEZOS | AYE |
| MR. LANDER | AYE |
| MR. PETRO | AYE |



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**

33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhhepc.com

□ **Regional Office**

507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhhepa@mhhepc.com

Writer's E-mail Address:
mje@mhhepc.com

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: GERBES & GERBES LOT LINE CHANGE
PROJECT LOCATION: MELROSE AVENUE
SECTION 15 – BLOCK 8 – LOT 16 & 18
PROJECT NUMBER: 02-07
DATE: 27 MARCH 2002
DESCRIPTION: THE APPLICATION PROPOSES A LOT LINE CHANGE BETWEEN THE REFERENCED LOTS, WHICH WILL RESULT IN A MORE UNIFORM SIZING BETWEEN THE LOTS.

1. The property is located in the R-4 zoning district of the Town. The existing lots are non-conforming in area (at minimum). The lot line change will result in a decrease in non-conformity for one lot, and an increase for the other.

As per my review with the Building Inspector at the worksession, the lots can be considered under Section 48-26 E of the zoning, which permits such substandard lots. He advises that the Board can consider this application for approval, *without* the need for ZBA action.

2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-7

NAME: GERBES LOT LINE CHANGE PA2001-1202
APPLICANT: GERBES, RICHARD

| --DATE-- | DESCRIPTION----- | TRANS | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|------------------|--------|-----------|-----------|-----------|
| 03/21/2002 | REC. CK. #3625 | PAID | | 150.00 | |
| 03/27/2002 | P.B. ATTY. FEE | CHG | 35.00 | | |
| 03/27/2002 | P.B. MINUTES | CHG | 13.50 | | |
| 04/15/2002 | P.B. ENGINEER | CHG | 105.60 | | |
| 04/17/2002 | REC. CK. #108 | PAID | | 4.10 | |
| | | TOTAL: | 154.10 | 154.10 | 0.00 |

[Handwritten Signature]
4/17/02

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#350-2002**

04/17/2002

PB# 02-07 Approval Fee

**Irrevocable Trust
Anthony & Dolores Gerbes
59 Melrose Avenue
New Windsor, NY 12553**

**Received \$ 100.00 for Planning Board Fees on 04/17/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 2-7

NAME: GERBES LOT LINE CHANGE PA2001-1202
APPLICANT: GERBES, RICHARD

| --DATE-- | MEETING-PURPOSE----- | ACTION-TAKEN----- |
|------------|----------------------|-------------------|
| 04/16/2002 | PLANS STAMPED | APPROVED |
| 03/27/2002 | P.B. APPEARANCE | LA:ND WVE PH APPR |
| 03/20/2002 | WORK SHOP APPEARANCE | SUBMIT |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-7

NAME: GERBES LOT LINE CHANGE PA2001-1202
APPLICANT: GERBES, RICHARD

| | DATE-SENT | ACTION----- | DATE-RECD | RESPONSE----- |
|------|------------|--------------------------------|------------|---------------|
| ORIG | 03/21/2002 | EAF SUBMITTED | 03/21/2002 | WITH APPLIC |
| ORIG | 03/21/2002 | CIRCULATE TO INVOLVED AGENCIES | / / | |
| ORIG | 03/21/2002 | LEAD AGENCY DECLARED | 03/27/2002 | TOOK LA |
| ORIG | 03/21/2002 | DECLARATION (POS/NEG) | 03/27/2002 | DECL NEG DEC |
| ORIG | 03/21/2002 | SCHEDULE PUBLIC HEARING | / / | |
| ORIG | 03/21/2002 | PUBLIC HEARING HELD | / / | |
| ORIG | 03/21/2002 | WAIVE PUBLIC HEARING | 03/27/2002 | WAIVE PH |
| ORIG | 03/21/2002 | AGRICULTURAL NOTICES | / / | |
| ORIG | 03/21/2002 | BUILDING DEPT REFER NUMBER | / / | |

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/17/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 2-7

NAME: GERBES LOT LINE CHANGE PA2001-1202

APPLICANT: GERBES, RICHARD

| --DATE-- | DESCRIPTION----- | TRANS | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|---------------------|--------|-----------|-----------|-----------|
| 04/14/2002 | LL CHG APPROVAL FEE | CHG | 100.00 | | |
| 04/17/2002 | REC. CK. #107 | PAID | | 100.00 | |
| | | | ----- | ----- | ----- |
| | | TOTAL: | 100.00 | 100.00 | 0.00 |

AS OF: 04/15/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 8/-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWNTN - TOWN OF NEW WINDSOR

TASK: 2- 7

FOR WORK DONE PRIOR TO: 04/15/2002

| | | | | | | | | | | -----DOLLARS----- | | | |
|-------------|--------|----------|------|------|----------------------|-------|------|--------|------|-------------------|---------|--|--|
| TASK-NO | REC | --DATE-- | TRAN | EMPL | ACT DESCRIPTION----- | RATE | HRS. | TIME | LXP. | BILLED | BALANCE | | |
| 2-7 | 191504 | 01/02/02 | TIME | MJF | WS GERBES L/L | 88.00 | 0.40 | 35.20 | | | | | |
| 2-7 | 201730 | 03/20/02 | TIME | MJE | WS GERBES | 88.00 | 0.40 | 35.20 | | | | | |
| 2-7 | 201791 | 03/25/02 | TIME | MJE | MC GERBES L/L | 88.00 | 0.40 | 35.20 | | | | | |
| TASK TOTAL | | | | | | | | 105.60 | 0.00 | 0.00 | 105.60 | | |
| GRAND TOTAL | | | | | | | | 105.60 | 0.00 | 0.00 | 105.60 | | |

TOTAL P.02

RESULTS OF P.P. MEETING OF: March 27, 2002

PROJECT: Richard Gerbes L.L. Chey P.B.# 02-07

LEAD AGENCY:

1. AUTHORIZE COORD LETTER: Y___ N___

2. TAKE LEAD AGENCY: Y ~~N~~ B

NEGATIVE DEC:

M) L S) A VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

M) K S) B VOTE: A 5 N 0

CARRIED: YES ☐ NO ☒

WAIVE PUBLIC HEARING: M) B S) K VOTE: A 5 N 0 WAIVED: Y ☒ N ☐

SCHEDULE P.H. Y N ✓

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M/L S/B VOTE: A5 N 0 APPROVED CONDITIONALLY: 3/27/02

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

[illegible]

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/25/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-7

NAME: GERBES LOT LINE CHANGE PA2001-1202
APPLICANT: GERBES, RICHARD

| --DATE-- | DESCRIPTION----- | TRANS | --AMT-CHG | -AMT-PAID | --BAL-DUE |
|------------|------------------|--------|-----------|-----------|-----------|
| 03/21/2002 | REC. CK. #3625 | PAID | | 150.00 | |
| | | | ----- | ----- | ----- |
| | | TOTAL: | 0.00 | 150.00 | -150.00 |



Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#292-2002

03/25/2002

PB 02-07 application fee
Gerbes, Richard
69 Melrose Ave.
New Windsor, NY 12553

Received \$ 50.00 for Planning Board Fees on 03/25/2002. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



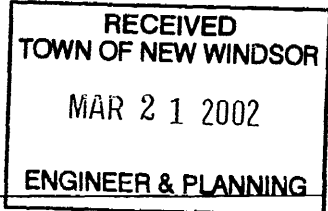
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☒ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-07 DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P.

THE MAPS AND/OR PLANS FOR:

Herbes

Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☒, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date 4/1/02

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: March 27, 2002

SUBJECT: Gerbes Lot Line Change

Planning Board Reference Number: PB-02-07

Dated: 21 March 2002

Fire Prevention Reference Number: FPS-02-018

A review of the above referenced subject lot line change was conducted on 27 March 2002.

This lot line change is acceptable.

Plans Dated: 6 March 2002

RFR (S.H.)

Robert F. Rodgers

RFR/dh



Town of New Windsor

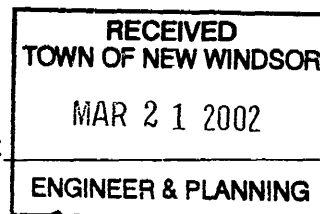
555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☒ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.

P.B. FILE # 02-07 DATE RECEIVED: _____



PLEASE RETURN COMPLETED FORM TO MYRA BY: ASAP

THE MAPS AND/OR PLANS FOR:

Herbes L. L. Chy
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☒, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date 2/21/02



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

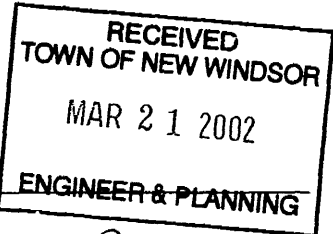
RECEIVED

MAR 25 2002

N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.

P.B. FILE # 02-07 DATE RECEIVED: _____



PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P.

THE MAPS AND/OR PLANS FOR:

Herbes
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☒, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: Nancy J. Kroll 3/26/02
Reviewed by: _____ Date



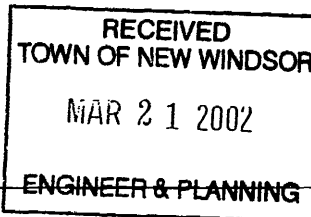
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-07 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: A.S.A.P.

THE MAPS AND/OR PLANS FOR:

Herbes
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☐, LOT LINE CHANGE ☒, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Water is available for this project

☐ DISAPPROVED:

Notes: _____

Signature: _____

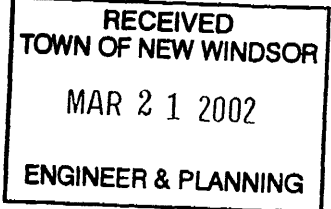
Reviewed by: _____

3-26-02
Date

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION



TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 15 Block 8 Lot 16 + 18

BUILDING DEPARTMENT REFERRAL NUMBER PA2001-1202
LOT LINE CHANGE OF 59 MELROSE AVE TO 69 MELROSE AVE.

1. Name of Project PA2001-1202 - LOT LINE CHANGE - SBL# 15-8-18

2. Owner of Record RICHARD + WENDY GERASS Phone 845-562-6986

Address: 59 MELROSE AVE NEW WINDSOR NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant RICHARD GERASS Phone 845-562-6986

Address: 59 MELROSE AVE NEW WINDSOR NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan PATRICK KENNEDY Phone 562-4873

Address: 5 RIVERVIEW AVE NEW WINDSOR NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney TINA FASSNACHT Phone 561-8435

Address: 825 BROADWAY NEWBURGH NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

RICHARD GERASS 845-562-6986
(Name) (Phone)

7. Project Location: On the SE side of MELROSE AVE 150 feet
(Direction) (Street) (No.)
S/SW of BRADFORD
(Direction) (Street)

8. Project Data: Acreage 10,250 ft² Zone L-4 School Dist. NEWBURGH

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) LOT LINE CHANGE CREATING A 10 X 100 ft PIECE OF PROPERTY FROM PARCEL 'A' TO PARCEL 'B'

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

21st DAY OF MARCH 19 2002

[Signature]
APPLICANT'S SIGNATURE

Lisa R. DiStefano
NOTARY PUBLIC

RICHARD GERBES
Please Print Applicant's Name as Signed

LISA R. DISTEFANO
Notary Public, State of New York
No. 0105050022
Qualified in Orange County
Commission Expires 10/30/02

TOWN USE ONLY:

RECEIVED
TOWN OF NEW WINDSOR
DATE APPLICATION RECEIVED

02-07

APPLICATION NUMBER

ENGINEER & PLANNING

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

DOLores GERDES, deposes and says that he resides
(OWNER)

at 69 McLOOSE AVE NEW WINDSOR in the County of ORANGE
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 15 Block 8 Lot 16)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

RICHARD GERDES, 59 McLOOSE AVE NEW WINDSOR NY
(Applicant Name & Address, if different from owner) 12553

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 3/20/02

Estelle L. Warren
Witness' Signature

Dolores 711 Gerdes
Owner's Signature

[Signature]
Applicant's Signature if different than owner

RECEIVED
TOWN OF NEW WINDSOR
MAR 21 2002


Representative's Signature

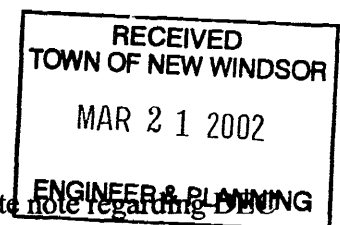
**THIS FORM MUST BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

02-07

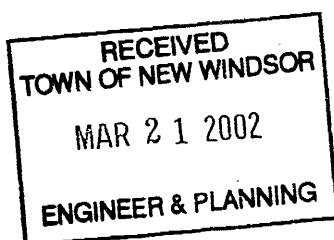
TOWN OF NEW WINDSOR PLANNING BOARD SUBDIVISION/LOT LINE CHANGE CHECKLIST

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
 - * 2. ✓ Name and address of Owner.
 3. ✓ Subdivision name and location
 4. ✓ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ✓ Tax Map Data (Section, Block & Lot).
 6. ✓ Location Map at a scale of 1" = 2,000 ft.
 7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. ✓ Date of plat preparation and/or date of any plat revisions.
 10. ✓ Scale the plat is drawn to and North arrow.
 11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. ✓ Surveyor's certificate.
 13. ✓ Surveyor's seal and signature.
 14. ✓ Name of adjoining owners.
 15. NA Wetlands and 100 foot buffer zone with an appropriate note regarding DNR requirements.
 - * 16. NA Flood land boundaries.
 17. NA A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
 18. ✓ Final metes and bounds.



19. NA ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. NA ✓ Include existing or proposed easements.
21. NA ✓ Right-of-way widths.
22. NA ✓ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. NA ✓ Lot area (in square feet for each lot less than 2 acres).
24. NA ✓ Number the lots including residual lot.
25. NA ✓ Show any existing waterways.
- *26. NA ✓ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. NA ✓ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. NA ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. NA ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. NA ✓ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. NA ✓ Provide A septic system design notes as required by the Town of New Windsor.
32. NA ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. NA ✓ Indicate percentage and direction of grade.
34. NA ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NA ✓ Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

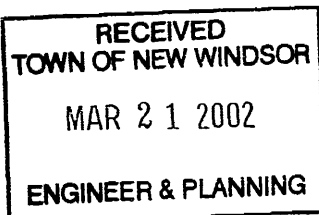
THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: 

Licensed Professional

3-20-02

Date



PROJECT I.D. NUMBER

PA 2001-1202

617.21

SEQR

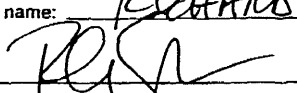
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

| | |
|---|--|
| 1. APPLICANT /SPONSOR RICHARD GERBES | 2. PROJECT NAME GERBES LOT LINE CHANGE |
| 3. PROJECT LOCATION: 59 + 69 MELROSE AVE Municipality NEW WINDSOR, NY County ORANGE | |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 59 + 69 MELROSE AVE, NEW WINDSOR NY 12553. SOUTH EAST OF MELROSE + BRADFORD AVE. | |
| 5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: GIVING A 10 X 100 FOOT SECTION OF PROPERTY FROM 59 MELROSE AVE TO 69 MELROSE AVE. | |
| 7. AMOUNT OF LAND AFFECTED: Initially <u> <1 </u> acres Ultimately <u> <1 </u> acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE | |
| Applicant/sponsor name: RICHARD GERBES | Date: 2/25/02 |
| Signature:  | |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

| | |
|--|--|
| A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: | |
| D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly | |

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

NOT IN FLOOD ZONE

FOR OFFICIAL USE ONLY

Permit No. _____

Fee Received _____ Date _____

_____ of _____

County, New York

Permit Application for Development
in
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

_____, Floodplain Administrator,
(Name)

_____, NY () _____
(Address)

1. Name and Address of Applicant

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____ - _____

2. Name and Address of Owner (If Different)

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____ - _____

3. Engineer, Architect, Land Surveyor (If Applicable)

(First Name) (MI) (Last Name)

Street Address: _____

Post Office: _____ State: _____ Zip Code: _____

Telephone: () _____ - _____

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